Middlewood Close, Rufforth, York

£325,000

Stephensons
estate agents & chartered surveyors

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Middlewood Close, York YO23 3QG

Est. 1871

£325,000

A much-loved three-bedroom semi-detached dormer bungalow, set in a quiet no-through road in the heart of Rufforth, with a generous garden, driveway and detached garage. Offered with no onward chain.

Built by the well-regarded York contracting firm Frank B. Brisby Ltd, the home has remained in the same family ownership for many years. It offers approximately 991 sq ft of accommodation, a garage, and a flexible layout that includes three bedrooms, a good sized reception room, fitted kitchen and bathroom.

The entrance hall leads to a sitting and dining room with feature fireplace and fitted shelving whilst overlooking the front garden. To the rear, the kitchen with a range of fitted units to two sides and a door to the rear porch.

The ground floor also includes two bedrooms and a shower room, while the first-floor bedroom provides a useful private space that could equally serve as a study or hobby room.

The property is presented in good, clean decorative order and has been generally well maintained. Improvements over the years include replacement windows, external joinery and rainwater goods. The kitchen and shower room offer an incoming purchaser the opportunity to update the home to their own taste.

Tenure: Freehold
Broadband Coverage: Up to 10000* Mbps download speed
EPC Rating: E - 39
Council Tax: C - City of York
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.

Outside, a driveway provides off-street parking and leads to a detached garage. The good-sized rear garden is laid mainly to lawn, with established planting and space to sit and enjoy the surroundings. A further lawned garden lies to the front.

Rufforth is a thriving village community to the west of York, with a village store and coffee shop, the Tankard Inn and a well-regarded school. Its setting offers a village feel while remaining convenient for Acomb, Clifton Moor and York via the outer ring road. A local bus service also runs through the village towards Wetherby.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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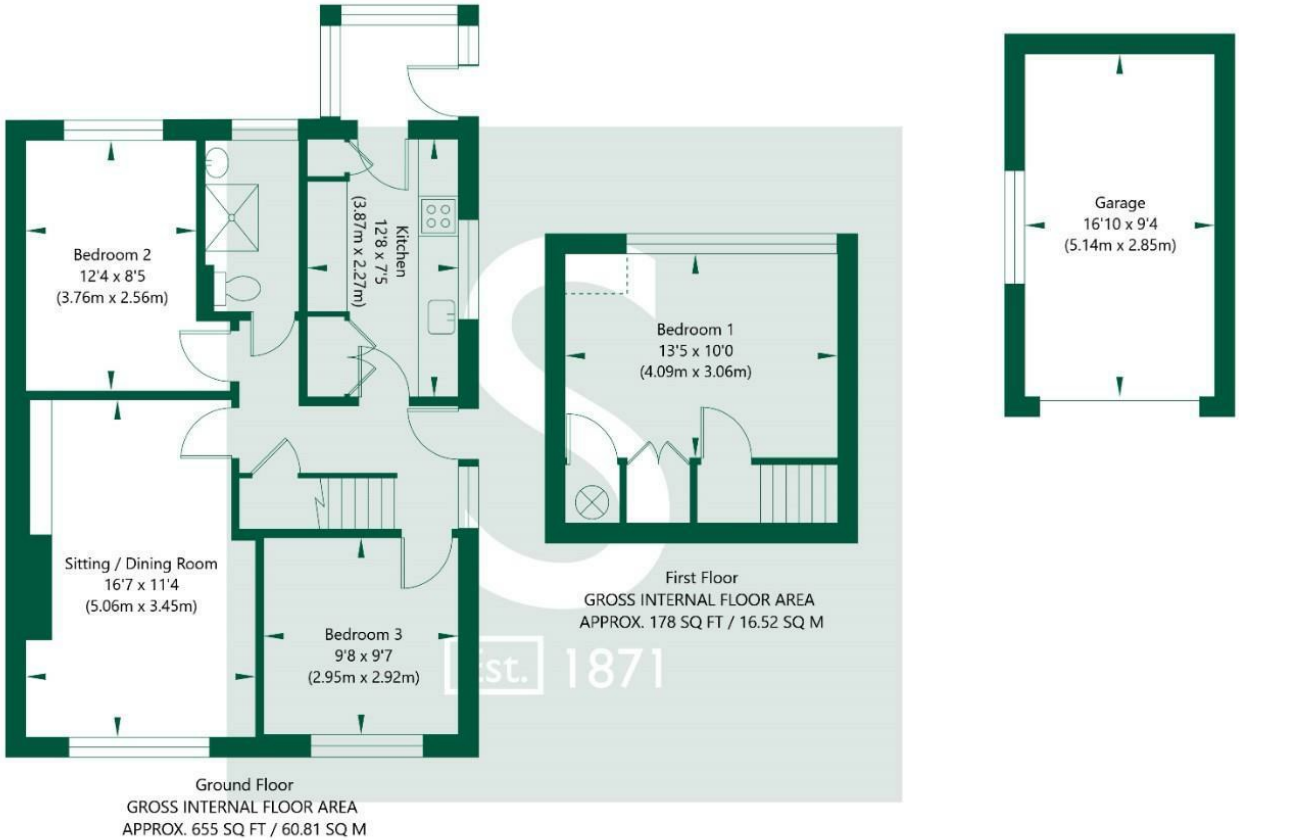

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 991 SQ FT / 91.98 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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